

177.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

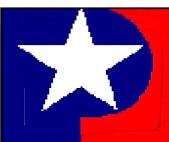
676,800 / 676,800

USE VALUE:

676,800 / 676,800

ASSESSED:

676,800 / 676,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
41		UDINE ST, ARLINGTON

Legal Description							User Acct
101	6025.000	255,800	500	420,500	676,800		
Total Card	0.138	255,800	500	420,500	676,800	Entered Lot Size	
Total Parcel	0.138	255,800	500	420,500	676,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	373.47	/Parcel:	373.47	Land Unit Type:	

OWNERSHIP	Unit #:
Owner 1: CRANE EDWARD J III	
Owner 2:	
Owner 3:	
Street 1: 41 UDINE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: WENTZELL STEVEN P/TRUSTEE -
Owner 2: EJC NOMINEE TRUST -
Street 1: 71 LOG HILL RD
Twn/City: CARLISLE
St/Prov: MA
Postal: 01741

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1812 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6025	Sq. Ft.	Site			0	70.	1.00	6									420,527						420,500	

Total AC/HA: 0.13831

Total SF/SM: 6025

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,527

Spl Credit

Total: 420,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

**EXTERIOR INFORMATION**

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average	PDAS. OF=TOILET IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 2	HB

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:	Rating:
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**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1956
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	31	%

**CALC SUMMARY**

Basic \$ / SQ:	110.00
Size Adj.:	1.32873297
Const Adj.:	1.00999999
Adj \$ / SQ:	147.622
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370655
Depreciation:	114903
Depreciated Total:	255752
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	
Special Features:	0
Final Total:	255800
Val/Su SzAd	165.35

**MOBILE HOME**

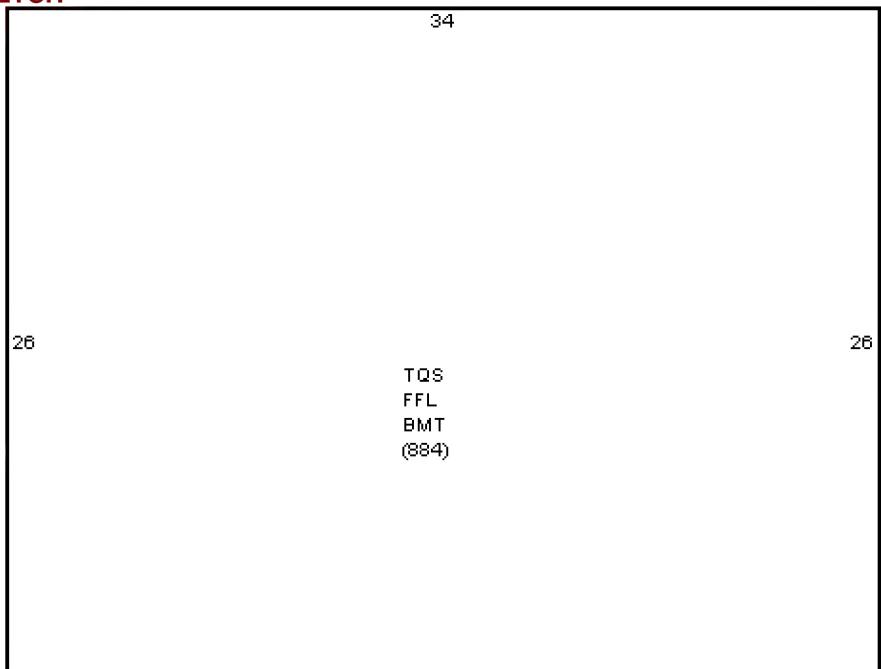
Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

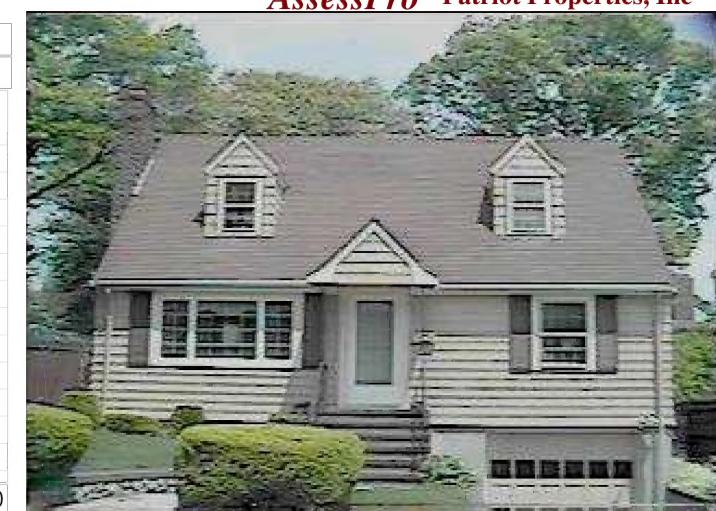
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1935	0.00	T	40	101						
19	Patio	D	Y	1	12X12	G	AV	1960	6.07	T	40.8	101			500			500

**COMMENTS**

PDAS. OF=TOILET IN BMT.
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	Basement	884	52.920	46,784	BMT	100	RRM	30		
FFL	First Floor	884	147.620	130,498						
TQS	3/4 Story	663	147.620	97,874						
Net Sketched Area:						Total:	275,156			
Size Ad	1547	Gross Area	2652	FinArea	1812					

**IMAGE**

**AssessPro Patriot Properties, Inc**